



Entrance to
Briar Croft
Extra Care

No unauthorised
parking
Wheel ramp only

Briar Croft
No Parking
Emergency Services
Loading off-point only

Briar Croft, Alcester Road, Stratford-Upon-Avon, CV37 6PH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

For Sale as 75% shared ownership at a Fixed price £157,500.

Conveniently situated within Stratford Upon Avon Town Centre and a stone's throw away from all of the town's amenities and everything it has to offer, here is an excellent opportunity to acquire a modern one bedroomed second-floor retirement apartment within this popular and sought after development. Offered for sale with no upward chain, the complex benefits from UPVC double glazing throughout.

The accommodation briefly comprises; secure communal entrance hall with lift and stair access, the apartment has an internal entrance hall with a built in cupboard. There is a spacious lounge having an electric fireplace and a featured Juliet balcony, a kitchen having a comprehensive range of units incorporating a built in oven and hob. A spacious double bedroom with fitted wardrobes and a nicely appointed shower/wet room. Outside the apartment benefits from neatly landscaped communal gardens including a spacious patio area and ample residents and visitors parking.

Briar Croft comprises of 64 flats, which were built in 2010. There is an Independent Living Extra Care scheme with on-site care staff. The site also benefits from a Lift, Lounge, Dining room, Restaurant, Laundry, Guest facilities, Garden, Hobby room, Activities room. Regular Social activities include: Bowls, exercise classes, Wii fit, film club, gardening club, social outings, bingo, skittles, games and craft work sessions.

New residents accepted from 55 years of age. The property is available on a 75% shared ownership basis with the remaining 25% owned by Orbit Housing. We are informed that there is a rent/service charge of roughly £4,450. Leasehold, 111 years remaining.





Key Features

- Well Presented One Bedroomed Apartment
- Minimum Age 55
- Town centre location
- 75% Shared Ownership
- Featured Juliet Balcony
- On-Site Restaurant
- Extra Care Available
- No Upward Chain
- Viewings Highly Recommended
- EPC Rating B

£157,500

EPC Rating - B

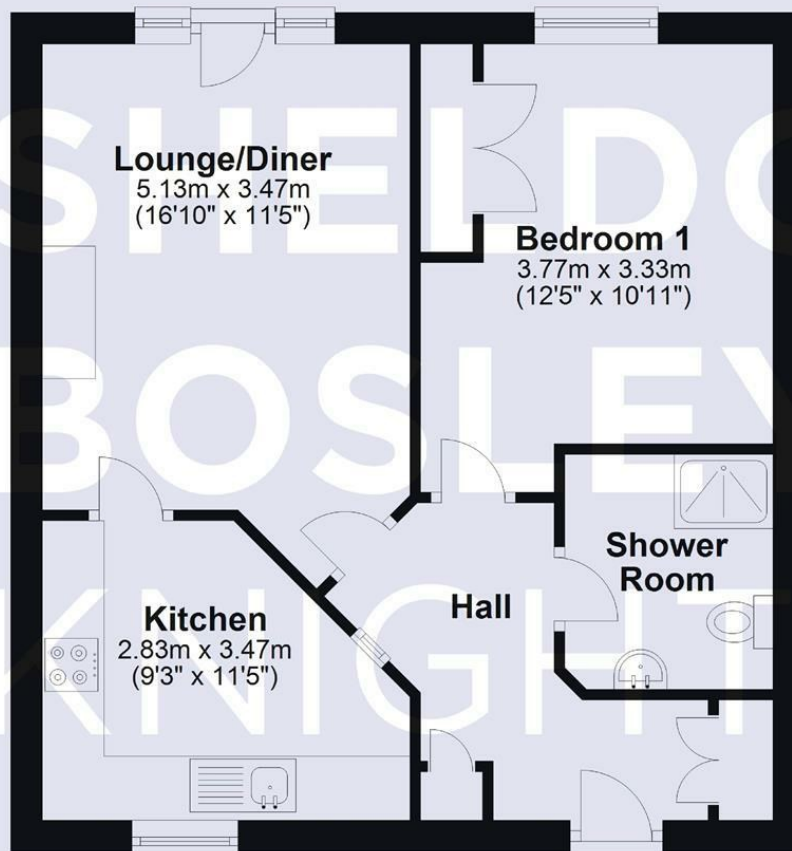
Tenure - Leasehold

Council Tax Band - C

Local Authority -
Stratford-Upon-Avon

Second Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



Lounge/Diner
5.13m x 3.47m
(16'10" x 11'5")

Bedroom 1
3.77m x 3.33m
(12'5" x 10'11")

Kitchen
2.83m x 3.47m
(9'3" x 11'5")

Hall

Shower Room

Total area: approx. 50.5 sq. metres (543.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.